



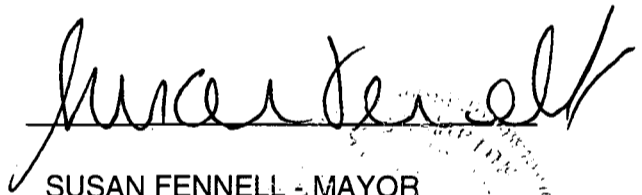
THE CORPORATION OF THE CITY OF BRAMPTON  
BY-LAW

Number 128-2014

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP2006- 099 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,  
this 7<sup>TH</sup> day of May 2014.

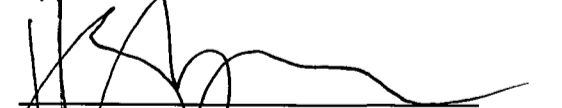


SUSAN FENNEL - MAYOR



PETER FAY - CITY CLERK

Approved as to Content:



Henrik Zbogor, MCIP, RPP  
Acting Director,  
Planning Policy and Growth Management

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
<i>MRea</i>	
DATE	09/29/14

AMENDMENT NUMBER OP2006 - ~~099~~  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend policies to the Downtown Brampton Secondary Plan, specifically the Special Policy Area 3 provisions pertaining to permissible development within the floodplain, allowing for development/redevelopment to proceed where appropriate mitigation measures have been applied.

2.0 Location:

The lands subject to this amendment are located within Special Policy Area 3 of the Downtown Brampton Secondary Plan, generally located in the historic "Four Corners" area of the downtown.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- 099 .
- (2) by amending Schedule D: Natural Heritage Features and Areas, updating the boundary of the Downtown Brampton Special Policy Area as shown on Schedule A to this Amendment.

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Downtown Brampton Secondary Plan (being Part Two Secondary Plans) are hereby further amended:

- (1) by deleting Section 5.6.3 of Chapter 7: Downtown Brampton Secondary Plan of Part II Secondary Plans and replacing it with the following:

**"5.6.3 Special Policy Area Number 3**

*Background*

- 5.6.3.1 The area identified as Special Policy Area Number 3 on Schedule SP7(C) and SP7(C2) has been determined by the Toronto and Region Conservation Authority as being subject

to flooding in a major storm event including the Regulatory Flood event. The inherent environmental condition of these lands with respect to flood susceptibility necessitates certain restrictions on development/redevelopment in accordance with Provincial floodplain management policies. Because of the vital economic and social function of the downtown, special policy area provisions are required to ensure the appropriate public health and safety measures are taken while enabling the long term prosperity of the City.

Special Policy Area 3 is situated within the Urban Growth Centre for Brampton which has been identified in the Provincial Growth Plan for the Greater Golden Horseshoe. There are areas within Special Policy Area 3 that are designated for managed development and redevelopment, and provide limited opportunities to contribute to the overall population and employment targets for the Urban Growth Centre.

The City of Brampton undertook a comprehensive review and amendment to Special Policy Area 3 based on the TRCA 2012 floodline model (in accordance with the Ministry of Natural Resources 2009 Guidelines) which was approved by the Province on April 30, 2014.

Through the approval of the comprehensive study and Official Plan Amendment, the Province, TRCA and City of Brampton agreed to all of the provisions in this Section, which allow development to the limits set out herein subject to the technical and operational requirement to mitigate risk. Any future municipally-initiated amendments to these policies and/or schedules require Provincial approval.

Schedule SP7(C2) outlines several sub-areas within Special Policy Area 3 that, given the flood characteristics in the 2012 TRCA floodline model, have distinctive characteristics in terms of their potential for redevelopment and opportunities to manage risk.

The following policies seek to manage risk and achieve the objectives of the Growth Plan and the City's planning policies for the historic downtown for these areas. The policies set out technical requirements for all lands within SPA 3 and set out detailed planning objectives and limits for each sub-area.

The City is the approval authority regarding planning instruments adopted within the Downtown Brampton Secondary Plan. Where the Downtown Brampton Secondary Plan policies make reference to the Toronto and Region Conservation Authority being satisfied, collaborating or being consulted, the TRCA's designated role is subject to its legislated authority in compliance with applicable law.

With a view to fully realizing the long-term development potential of the lands within Special Policy Area 3, the City is committed to working with the Toronto and Region Conservation Authority to identify a long-term solution to eliminate the flood-susceptible lands from downtown Brampton. Brampton strongly encourages the Provincial and Federal Governments and the Toronto and Region Conservation Authority to work with the City of Brampton in identifying and funding a long-term solution to eliminate the flood-susceptible land from downtown Brampton. This would allow it to achieve its full development capacity as set out in local, regional and provincial plans.

*II Technical Requirements for Managing Flood Risk For All of Special Policy Area 3*

5.6.3.2 The erection of new buildings or structures including new additions shall only be permitted subject to the following technical provisions:

- (i) The placing or dumping of fill of any kind or the alteration of any watercourse shall not be permitted without the approval of the Toronto and Region Conservation Authority.
- (ii) Any new buildings or structures, including new additions, shall not be susceptible to flooding under the Regulatory Flood event, as defined by the Toronto and Region Conservation Authority. As a component of all applicable Planning Act applications, an analysis must be undertaken by the proponent to determine the maximum feasible level of floodproofing that can be achieved, while achieving the City's urban design objectives to the extent possible. Where an assessment proposes a level of floodproofing less than the Regulatory Flood Event, the level of floodproofing and measures to be implemented must be satisfactory to the City and the Toronto and Region

Conservation Authority. In this regard, the City shall collaborate with the Toronto and Region Conservation Authority to confirm, prior to the issuance of a building permit, appropriate flood damage specifications, including setbacks, basement elevations, the strength of the foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps, and the installation of waterproof seals and structural joints to the satisfaction of the TRCA and City of Brampton.

- (iii) Where it has been demonstrated to the satisfaction of the TRCA and City of Brampton that it is technically impractical to flood proof a building or structure in accordance with Section 5.6.3.2 (ii), new buildings or structures, including new additions must be floodproofed to the highest level technically feasible. The minimum floodproofing level shall be the 1:350 year storm event, as determined by the Toronto and Region Conservation Authority.
- (iv) In those unforeseen circumstances where the City and/or the Toronto and Region Conservation Authority determines that due to the velocity and/or depth of flows, or the nature of the development proposed, development would result in an unacceptable risk to human life or major structural damage as a result of a flood equal to or less than the Regulatory Flood event, new buildings or structures, including additions, shall not be permitted.
- (v) Where new residential uses, hotels, motels or similar commercial uses providing overnight accommodation are proposed, no residential habitable living space or suites for such uses shall be permitted below the Regulatory Flood level.
- (vi) Where new residential uses are proposed, emergency access/egress to and from the building to flood-free lands shall be required above the Regulatory Flood elevation, accessible to emergency vehicles. Such access may be provided by way of a permanent right-of-way over lands that are above the Regulatory Flood elevation and accessible to emergency vehicles. Interior and exterior components of the

emergency access shall be designed to meet the anticipated occupant loads and be fully accessible, in accordance with the Building Code and the City's Emergency Management Plan. Access to flood-free lands may not entail access through more than two independent buildings.

- vii) For hotels, motels or similar commercial uses providing overnight accommodation within Special Policy Areas 3A, 3B and 3C as shown on Schedule SP7(C2), emergency access to flood free lands shall be provided in accordance with Section 5.6.3.2 (vi) above.
- viii) A hotel, motel or similar commercial use may be permitted in Special Policy Area 3C without an emergency access to flood-free lands subject to the City's approval of a site-specific Official Plan Amendment to the satisfaction of the Toronto and Regional Conservation Authority, in consultation with the Province.
- (ix) Where a site and/or building provides required emergency access to flood-free lands, the City may require the establishment of a right-of-way in perpetuity for use by other adjacent lands.
- (x) All new development (including those containing non-residential uses) shall be required to prepare a Building Safety Plan for the building, which shall be consistent with the City's Emergency Management Plan, to the satisfaction of the City of Brampton Emergency Management Office and the Toronto and Region Conservation Authority. Where new development includes a plan of condominium, appropriate provision to execute the operational elements and protocols must be included in the applicable Condominium Act Declaration.
- (xi) The City shall impose a condition on new development applications requiring the developer to notify prospective owners and tenants of buildings of the Building Safety Plan and emergency notification and protocol to the satisfaction of the City of Brampton Emergency Management Office and

Toronto and Region Conservation Authority. These clauses shall also be included on any Community Information Map required for development by the City.

- (xii) All new development (including those containing non-residential uses) must locate primary building system controls such as service units and panels, above the Regulatory Flood level.
- (xiii) Underground parking is generally discouraged. Where an underground parking garage is proposed, it shall be floodproofed to the Regulatory Flood elevation. Where it is technically impractical to floodproof to the Regulatory Flood level, the entrance and all openings, including those associated with ventilation, shall be floodproofed to the highest level technically feasible and practical. The minimum floodproofing shall be the 1:350 year storm event, as determined by the Toronto and Region Conservation Authority.
- (xiv) Notwithstanding Section 5.6.3.2 (vi), within Special Policy Area 3C only, residential units constructed under Section 5.6.3.3 c)-(iv) can maintain the existing conditions with respect to access and egress to the building.
- (xv) Notwithstanding Section 5.6.3.2 iii), to protect the historic, uniform street character, redevelopment along Queen Street and Main Street within Special Policy Area 3C is permitted to floodproof and build entrances and finished floor elevations to the 1:350 year storm event .
- (xvi) The sections under Special Policy Area 3 are to be read in conjunction with the other policies of the Downtown Brampton Secondary Plan. Where the Special Policy Area 3 policies may be construed to be more restrictive or limit the permissions under other sections of the plan, the Special Policy Area 3 provisions shall prevail.

*III Detailed Sub Area Policies*

5.6.3.3 (a) Special Policy Area 3A

Special Policy Area 3A on Schedule SP7(C2) is generally located at the edge of Special Policy Area 3, affording the opportunity for direct access to flood-free lands. In recognition of the prime location of these lands in proximity to the Anchor Mobility Hub, proposals for development and redevelopment shall be considered subject to the following policies:

*Land Use and Density*

- (i) May develop for a mix of uses in accordance with the Central Area Mixed Use designation set out in this Plan, including high-density residential.
- (ii) In addition to the number of units existing on May 7, 2014, a maximum of 900 new residential units shall be permitted over the entire Special Policy Area 3A.
- (iii) A maximum gross floor area of 41,000 m<sup>2</sup> (excluding mechanical penthouses, mechanical rooms, parking garages, loading areas, stairwells) of non-residential uses shall be permitted over the entire Special Policy Area 3A.
- (iv) Policy 5.1.1.8 shall apply to the calculation of the maximum floor space index for a development.
- (v) Policy 5.1.1.5 shall apply in the evaluation of proposal with a floor space index greater than identified in the Secondary Plan for the applicable lands, however in no case shall the limits set out in 5.6.3.3 (a)-(ii) and (iii) be exceeded.

*Urban Design Principles*

- (vi) The following broad design principles shall be the basis for further site specific design briefs, or other area design guidelines.
  - Character
  - This area will evolve into a compact, contemporary urban setting with mix of uses including residential, employment, service/retail. These areas have potential for more intensive development.



- Built Form
  - High density, high intensity forms in support of the Urban Growth Centre targets.
  - Key sites with important role in the Downtown skyline are to be development with high rises for landmark role.
  - Establish a continuous mid-rise (4-6 storey) building wall along public streets and use point towers to terminate views and create an interesting skyline.
  - Use massing to provide transition to adjoining stable residential neighbourhoods.
- Open Space & Public Realm
  - Create urban promenade along Railroad Street including high quality urban streetscape and on-street parking.
  - Deal creatively with the required setback from the rail line.
  - Create plaza or public space within development.
  - The building and site design must also ensure, to the extent possible, that an attractive, functional streetscape design is provided that encourages pedestrian activity, supports ground level commercial uses, does not disrupt pedestrian connectivity, maintains the continuity of the pedestrian area from a functional perspective, and achieves City objectives with respect to built form and site function while addressing all required floodproofing measures.
  - Any raised pedestrian podium areas along a street for access to building entrances, in particular along George Street, should be designed to maximize connectivity to adjacent properties and minimize the number of transitions to the at-grade sidewalk areas and incorporate materials and design elements that support the creation of an attractive streetscape. Raised areas could be integrated into a building design in the form of a building "arcade".
- Sustainability
  - Encourage and support the use of LEED techniques

#### 5.6.3.3 (b) Special Policy Area 3B

Special Policy Area 3B shown on Schedule SP7(C2) builds on the presence of the existing City Hall by encouraging major institutional office uses, with associated civic and retail uses. The policies shall provide for development of the lands

to reinforce the role of the historic downtown as the key location for major government and institutional activities.

*Land Use and Density*

- (i) Lands within the "Central Area Mixed Use," designation may be developed for a mix of uses in accordance with the Section 5.1.2 of this Plan, including high-density residential.
- (ii) In addition to the number of units existing on May 7, 2014, a maximum of 185 new residential units shall be permitted over the entire Special Policy Area 3B.
- (iii) A maximum overall gross floor area of 45,000 m<sup>2</sup> (excluding mechanical penthouses, mechanical rooms, parking garages, loading areas, stairwells) of non-residential uses shall be permitted over the entire Special Policy Area 3B.
- (iv) Policy 5.1.1.8 shall apply to the calculation of the maximum floor space index for a development.
- (v) Policy 5.1.1.5 shall apply in the evaluation of proposal with a floor space index greater than identified in the Secondary Plan for the applicable lands, however in no case shall the limits set out in 5.6.3.3 (b)-(ii) and (iii) be exceeded.

*Urban Design Principles*

- (vi) The following broad design principles shall be the basis for further site specific design briefs, or other area design guidelines:
  - Character
    - The area will expand on its function as a civic centre that is a part of a mixed-use urban area with public and cultural facilities, commercial office, retail services, residential and park uses.
  - Built Form
    - Promote a continuous building edge along the street to visually define the public streetscape.
    - New development shall be sensitive to the scale and features of the surrounding residential streets, particularly where new development interfaces with adjoining neighbourhoods and open space.

- New development shall promote mid-rise buildings (with 3-6 storey podiums)
- Open Space
- Create plaza or public space within development.
- The building and site design must also ensure to the extent possible that an attractive, functional streetscape design is provided that encourages pedestrian activity, supports ground level commercial uses, does not disrupt pedestrian connectivity, maintains the continuity of the pedestrian area from a functional perspective, and achieves City objectives with respect to built form and site function while addressing all required floodproofing measures.

Any raised pedestrian podium areas along a street for access to building entrances, in particular along George Street, should be designed to maximize connectivity to adjacent properties and minimize the number of transitions to the at-grade sidewalk areas and incorporate materials and design elements that support the creation of an attractive streetscape. Raised areas could be integrated into a building design in the form of a building "arcade"

- Sustainability
- Encourage, and support the use of LEED techniques.
- Conserve land resources by optimizing opportunities for infill, intensification, revitalization and mix of use.

#### 5.6.3.3 (c) Special Policy Area 3C

Special Policy Area 3C on Schedule SP7(C2) is located entirely within flood-susceptible lands during the Regulatory Flood event with limited opportunity for gaining emergency access to flood-free lands. However, these areas have an important role in the function of the downtown. It is the goal of these policies to provide framework that facilitates the ongoing revitalization of the area. Special Policy Area 3C covers a portion of the City of Brampton Anchor Mobility Hub identified in Provincial, Regional and City Official Plans where higher density development is envisioned in support of higher order transit. The revitalization of the area including new development as permitted under this section will support the Anchor Mobility Hub. This area is also planned to focus on the Heritage, Arts, Culture and Entertainment objectives of the City. To support the risk management approach established for Special Policy Area 3, no additional residential dwellings units over that which existed as of May 7, 2014 will be permitted.

#### *Land Use and Density*

- (i) Notwithstanding the "Central Area Mixed Use" designation of the lands, it is intended that the primary uses within Special Policy Area 3C shall be commercial (including office), certain institutional and cultural uses. Arts and culture related activities and development shall be encouraged to locate within Special Policy Area 3C in support of the development of a distinct "arts and culture" district within the historic downtown core.
- (ii) A range and distribution of heights shall be established to provide for and support the Provincial, Regional and City objectives of the anchor mobility hub and the continued expansion its key transportation function, while protecting the important historical characteristics and fabric of the "Four Corners" area.
- (iii) Any new development or redevelopment shall maintain the prevailing 2-4 storey scale of building massing along the street edge, with any further building height set back from the buildings along the street.

- (iv) There are residential dwelling units existing in Special Policy Area 3C at the time of the passing of this Amendment. Residential dwelling units existing as of May 7, 2014 may be replaced provided the total number of residential dwelling units does not exceed that which legally existed as of May 7, 2014.
- (v) A maximum gross floor area of 88,000 m<sup>2</sup> (excluding mechanical penthouses, mechanical rooms, parking garages, loading areas, stairwells) of non-residential uses shall be permitted across the entire Special Policy Area 3C. Of this total floor area, not more than 11,000 square metres may be devoted to hotels, motels or similar commercial uses providing overnight accommodation.
- (vi) Policy 5.1.1.8 shall apply to the calculation of the maximum floor space index for a development.
- (vii) Policy 5.1.1.5 shall apply in the evaluation of proposal with a floor space index greater than identified in the Secondary Plan for the applicable lands, however in no case shall the limits set out in 5.6.3.3 c)-(iv) and (v) be exceeded.

#### *Urban Design Principles*

- (viii) The following broad design principles shall be the basis for further site specific design briefs, or other area design guidelines:
  - Character
    - Will evolve into a heritage, art, culture and entertainment centre, to reinforce the Downtown's role as a destination and a creative place for entertainment and leisure activities.
    - Will continue to function as the heart of downtown's social life, accommodating restaurant and retail stores, and providing animated public spaces and sidewalks.
  - Built Form
    - Preserve and enhance the existing heritage in compatible, pedestrian-scale development with strong urban character.
    - Encourage additional density while maintaining a human scale streetscape.

- Promote a continuous building edge along the street to visually define the public streetscape.
- New development shall have minimum façade height of 2-storey, while the maximum façade height shall be 4-storey; additional storeys may be permitted provided they are located at street intersections, or stepped back from the front façade generally at a 45 degree angle.
- Require attractive and well designed ground floor facades that enhance pedestrian interest and activity.
- Preserve existing significant historical built form in accordance with policies of this Secondary Plan
- The traditional grade-level relationship between building, storefronts and entrances, and the street/sidewalk along Main Street and Queen Street (including rear entrances) shall be maintained and enhanced.
- Use appropriate, high-quality building materials that are reflective of the historical significance of the area.
- **Open Space & Public Realm**
  - Streets shall be designed to maximize sidewalk space for outdoor retailing, restaurant patios and informal gathering spaces.
  - Require active uses at ground level that will contribute to street life, activity and vitality.
  - The building and site design must also ensure to the extent possible that an attractive, functional streetscape design is provided that encourages pedestrian activity, supports ground level commercial uses, does not disrupt pedestrian connectivity, maintains the continuity of the pedestrian area from a functional perspective, and achieves City objectives with respect to built form and site function while addressing all required floodproofing measures.

Any raised pedestrian podium areas along a street for access to building entrances, in particular along George Street, should be designed to maximize connectivity to adjacent properties and minimize the number of transitions to the at-grade sidewalk areas and incorporate materials and design elements that support the creation of an attractive streetscape. Raised areas could be integrated into a building design in the form of a building "arcade"
- **Sustainability**
  - Encourage and support the use of LEED techniques.

- Conserve land resources by optimizing opportunities for infill, intensification, revitalization and mix of use.”

5.6.3.3 (d) Special Policy Area 3D

- (i) Within the area outlined as Special Policy Area 3D on Schedule SP7(C2), no additional residential units (over those which legally existed as of May 7, 2014) are permitted unless safe access to flood-free lands can be achieved from the building. Such access shall be entirely above the Regulatory Flood. Consents for the purpose of constructing new residential units are not permitted unless direct access to flood-free lands is provided.

*IV Sensitive Institutional Uses within Special Policy Area 3*

5.6.3.4 Within Special Policy Area 3, and notwithstanding any other permissions set out under the underlying land use designations, the following uses shall not be permitted (as a primary and secondary use):

- institutional uses associated with hospitals, nursing homes, retirement homes, pre-schools, school nurseries, day cares and schools, or other institutional uses devoted to persons with disabilities, or similar care facilities, where there is a threat to their safe evacuation during a flood emergency;
- Essential emergency services, including fire, police, ambulance stations and electrical substations; and,
- Uses associated with the disposal, manufacturing, treatment or storage of hazardous substances (defined as toxic, ignitable, corrosive, reactive, radioactive or pathological).

Any such use legally existing on May 7, 2014 would become legal, non-conforming.

5.6.3.5 Expansions to existing institutional uses identified in Section 5.6.3.4, are only permitted where safe access to flood-free lands above the Regulatory Flood elevation can be achieved. Such access shall be entirely above the Regulatory Flood elevation.

V *Approvals Process*

5.6.3.6 The following approval requirements relate to any proposed development and development approvals process within the SPA, including an Official Plan Amendment, Zoning By-law Amendment and Site Plan Application:

- (i) Any proposal for development including an Official Plan Amendment, Zoning By-law amendment application and/or site plan application shall be required to submit a comprehensive set of information as a package to demonstrate that the requirements under for Special Policy Area 3 are met. This package shall include: draft by-law provisions (where applicable), appropriate engineering reports as may be required by the Toronto and Region Conservation Authority, site specific Building Safety Plan, a copy of the City Emergency Management plan, draft warning clauses, and a concept plan indicating the emergency access and location of habitable space, for residential uses and suites for hotels, motels or similar commercial uses providing overnight accommodation. Additional information may be required by the City or Toronto and Region Conservation Authority in order to appropriately assess the proposal.
- (ii) The City and the Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
- (iii) Formal sign-off on the technical submission required pursuant to 5.6.3.6 (i), (ii) and (iii) (including reports, plans and drawings), draft zoning by-laws and any other required implementing documents shall be provided by the Toronto and Region Conservation Authority, prior to formal enactment of the implementing Official Plan Amendment and/or Zoning By-law Amendment by City Council. General approval in principle by City Council is to be obtained prior to Toronto and Region Conservation Authority sign-off.



- (iv) A Community Information Map, satisfactory to the City, shall be prepared for any proposal for residential development.
- (v) Any new zoning by-laws shall contain flood proofing provisions where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening and such other matters as may be determined by the City and the Toronto and Region Conservation Authority.
- (vi) Any new zoning by-law for lands proposing residential uses and hotels, motels or similar commercial uses providing overnight accommodation shall include the following provisions:
- Any new dwelling units or suites for commercial uses with overnight accommodation shall be located above the Regulatory Storm Flood elevation.
  - All newly constructed residential habitable living space within an existing dwelling in sub-area 3D shall be floodproofed to the Regulatory Storm Flood elevation.
  - that the location of the primary building system controls such as service units and panels, be located above the Regulatory Flood elevation.
  - that for development proposing new residential uses, and hotels, motels or similar commercial uses providing overnight accommodation within Special Policy Areas 3A, 3B and 3C, ingress and egress to flood free lands under a Regulatory Flood event be required to the satisfaction of the City of Brampton, and the Toronto and Region Conservation Authority. Ingress and egress to and from the building to flood-free lands shall be over lands located above the Regulatory Flood level.
  - that all buildings and structures shall be floodproofed to the Regulatory Flood level. Dry passive floodproofing of buildings and structures is preferred. Where it has been demonstrated to the satisfaction of the City and the TRCA that it is technically impractical to flood proof a building or structure to the Regulatory Flood level, it shall be floodproofed

to the highest level technically feasible and practical. The minimum floodproofing level shall be the 1:350 year storm level, as determined by the Toronto and Region Conservation Authority.

- (vii) Provincial approval of an Official Plan Amendment and/or Zoning By-law Amendment proposed in relation to a development application, is not required provided the Zoning By-law includes provisions as set out in Section v) and vi) above and is in accordance with the limits set out in 5.6.3.3 and the limitations to sensitive uses set out in 5.6.3.4. Where a development application proposes to exceed the development limits or does not meet the performance criteria that relate to flood risk mitigation set out in 5.6.3. or proposals for uses contrary to Section 5.6.3.4, Provincial approval is required and may only be considered following the submission of a City-initiated comprehensive assessment and Official Plan Amendment and where necessary, a Zoning By-law Amendment.

## VI *Monitoring*

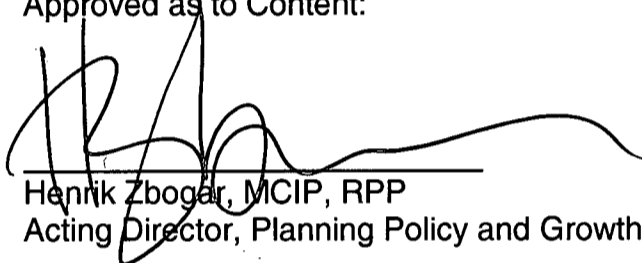
- 5.6.3.7 The City will monitor growth in relation to the development limits established within this section to ensure that development conforms to the detailed development limits set out in Section 5.6.3.3. Such monitoring will be undertaken through the development and ongoing maintenance of a database of existing and approved development.

## VII *Planning Initiatives Related to Special Policy Area 3*

- 5.6.3.8 Should the Regulatory Flood event be eliminated for all or a portion of the Special Policy Area to the satisfaction of the Toronto and Region Conservation Authority, the City of Brampton may file an Official Plan Amendment and Zoning By-law Amendment to allow for the removal of all or part of the Special Policy Area, which shall require Provincial approval. At such time, the flood-free areas of the downtown may be developed in accordance with the underlying land use designations set out in the Downtown Brampton Secondary Plan.

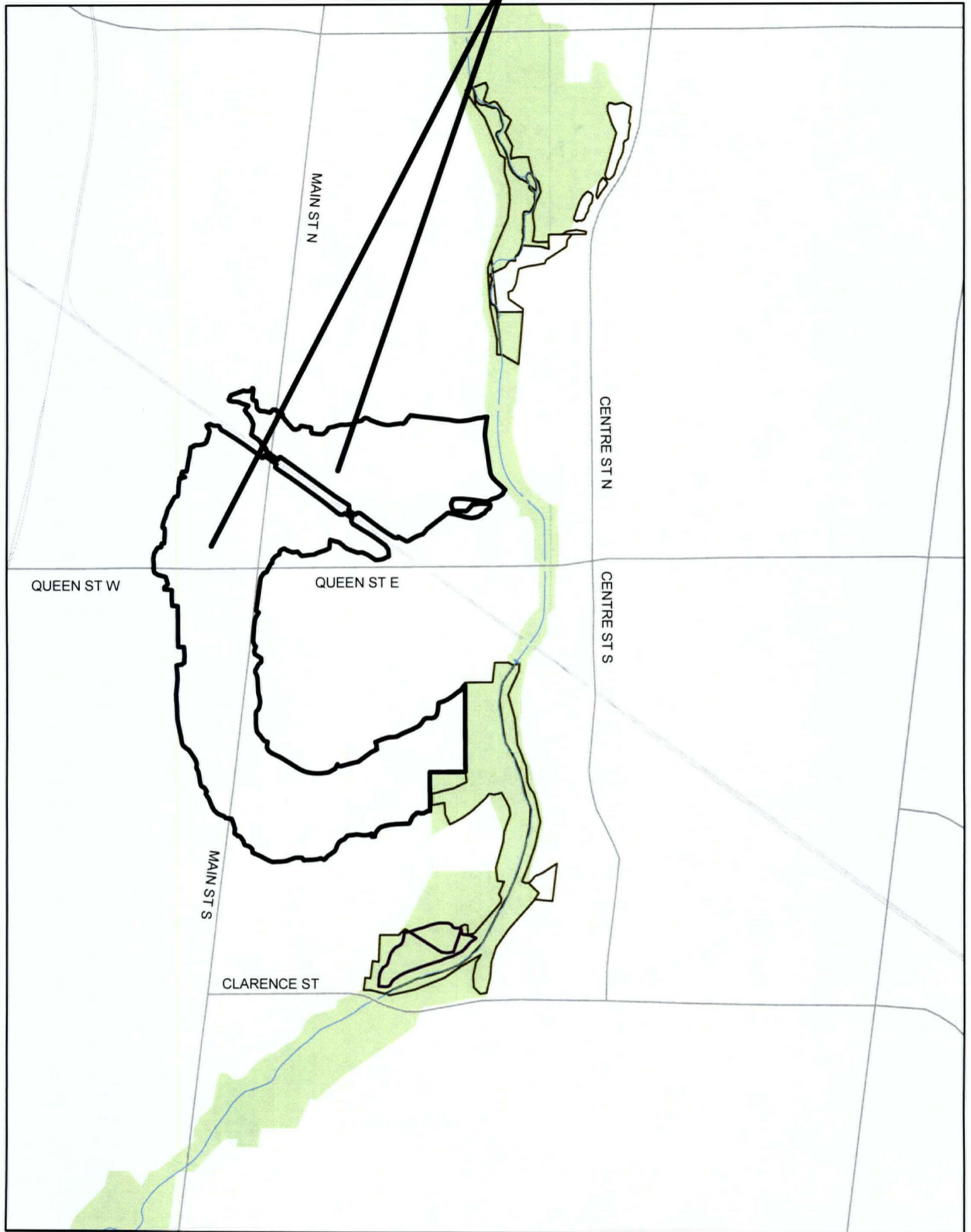
- (3) by amending Section 1.0 Purpose to Chapter 7: Downtown Brampton Secondary Plan of Part II Secondary Plans, by deleting the words “and Schedule SP7(C)” and replacing them with the words “, Schedule SP7(C) and Schedule SP7(C2)”.
- (4) by amending Schedule SP7(A) of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, changing the designation of the lands shown on Schedule B to this Amendment from “Institutional” to “Central Area Mixed Use”.
- (5) by amending Schedule SP7(C) of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, updating the boundary of Special Policy Area 3 as shown on Schedule C to this Amendment.
- (6) by adding to Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, Schedule SP7(C2) as attached as Schedule D to this Amendment.

Approved as to Content:












Henrik Zbogor, MCIP, RPP  
Acting Director, Planning Policy and Growth Management

SCHEDULE D TO BE MODIFIED TO REFLECT  
NEW SPECIAL POLICY AREA BOUNDARY



EXTRACT FROM SCHEDULE D (NATURAL HERITAGE FEATURES AND AREAS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- |   |                                   |   |  |  |  |
|---|-----------------------------------|---|--|--|--|
|  | SUBJECT LANDS                     |  | OTHER WETLAND                                |  | AREAS OF NATURAL AND SCIENTIFIC INTEREST - LIFE SCIENCE  |
|  | VALLEYLAND / WATERCOURSE CORRIDOR |  | SPECIAL POLICY AREA                          |  | AREAS OF NATURAL AND SCIENTIFIC INTEREST - EARTH SCIENCE |
|  | WOODLAND                          |  | ENVIRONMENTALLY SENSITIVE / SIGNIFICANT AREA |  |  |
|  | PROVINCIALY SIGNIFICANT WETLAND   |  | PROVINCIAL GREENBELT / PROTECTED COUNTRYSIDE |  |  |



PLANNING, DESIGN & DEVELOPMENT  
Date: 2013 11 22 Drawn By: CJK  
File: P26\_SP007\_OPA\_A  
NATURAL HERT

**SCHEDULE A TO OFFICIAL PLAN**  
**AMENDMENT OP2006# 099**

# LANDS TO BE REDESIGNATED FROM "INSTITUTIONAL" TO "CENTRAL AREA MIXED USE"



EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

## LAND USE

### RESIDENTIAL



**Low Density**



**Medium Density**

### COMMERCIAL



**Central Area Mixed Use**



**Office Node**

### PUBLIC OPEN SPACE



**Specialized Park**

### INSTITUTIONAL



**Institutional**



**Place of Worship**

### TRANSPORTATION



**Collector Road**

OFFICIAL PLAN AMENDMENT OP06 #. 099

Schedule B



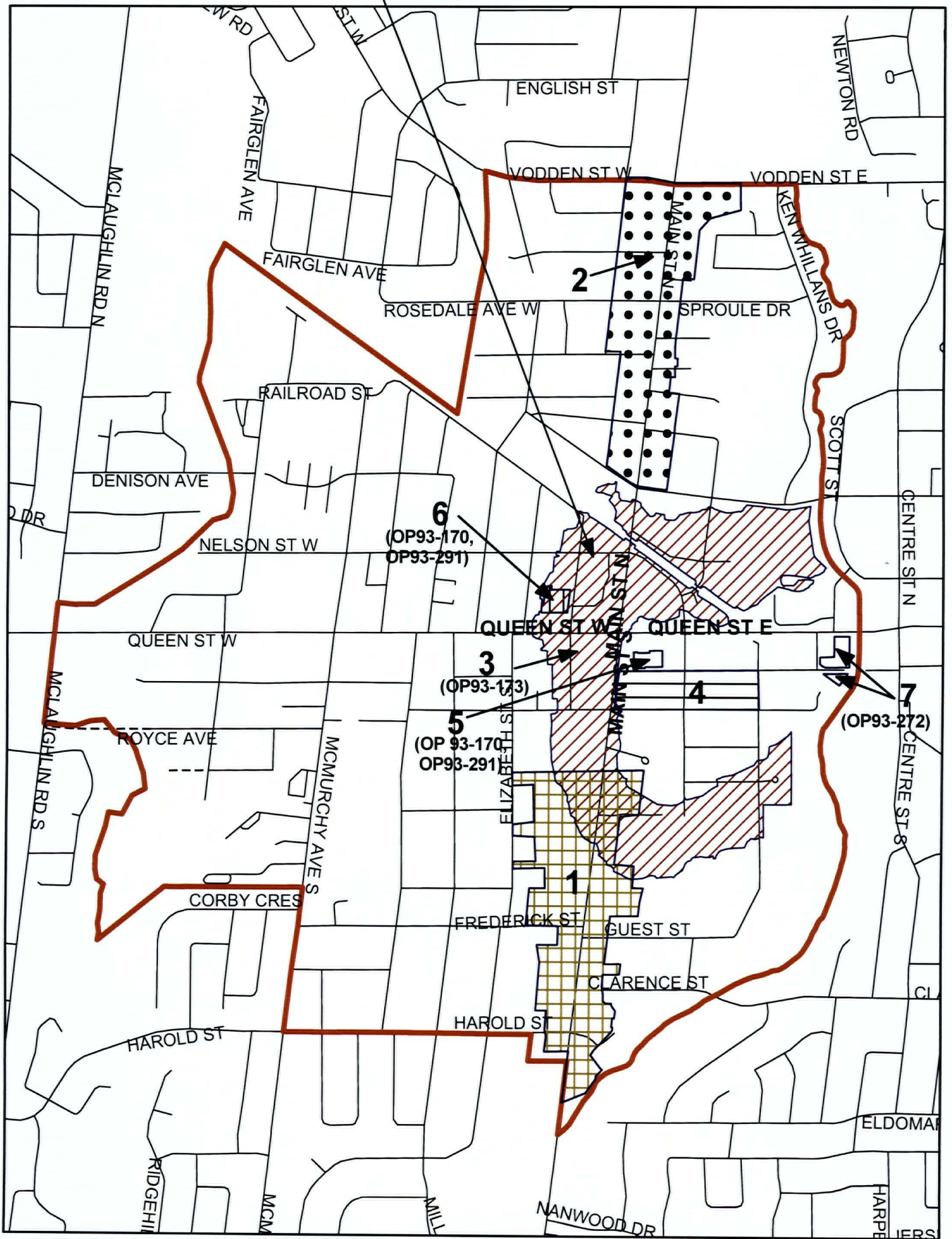
**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2011 08 08

Drawn by: CJK

File no. P26\_SP007\_OPA\_A

# SCHEDULE SP7(c) TO BE MODIFIED TO REFLECT NEW SPECIAL POLICY AREA BOUNDARY



SCHEDULE SP7(C) (SPECIAL POLICY AREAS) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

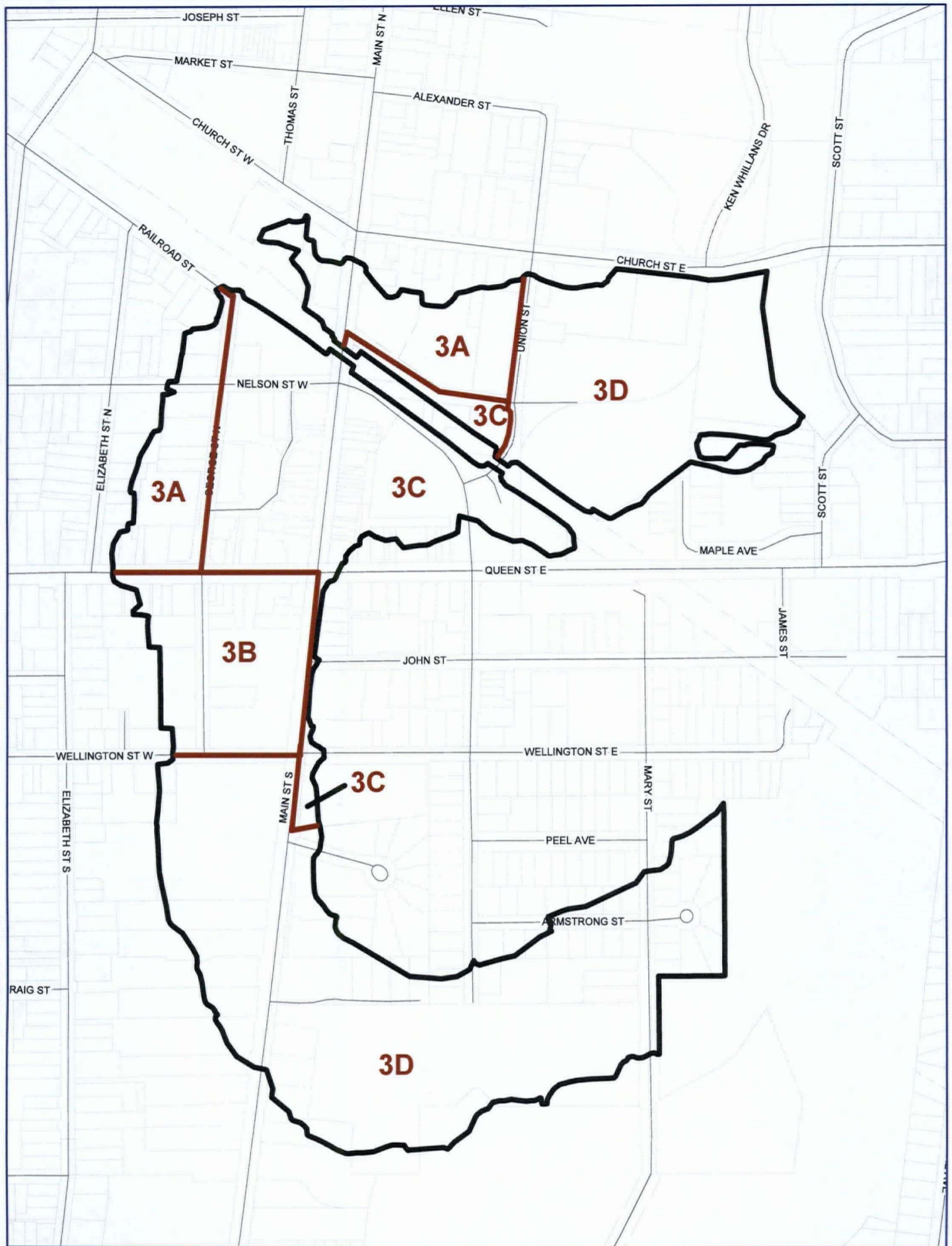
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|---|--|---|
|  SUBJECT LANDS                                 |  SPECIAL POLICY AREA 3                          |  SPECIAL POLICY AREA 6 |
|  SPECIAL POLICY AREA 1 (Refer to Policy 5.6.1) |  SPECIAL POLICY AREA 4                          |  SPECIAL POLICY AREA 7 |
|  SPECIAL POLICY AREA 2                         |  SPECIAL POLICY AREA 5 (Refer to Policy 5.6.5.) |   |



PLANNING, DESIGN & DEVELOPMENT  
 Date: 2013 07 30 Drawn By: CJK  
 File: P26\_SP007\_OPA\_B

OFFICIAL PLAN AMENDMENT OP2006 # 099

**Schedule C**



SCHEDULE SP7(C2) - SPECIAL POLICY AREA 3 AND SUB AREAS

-  SPECIAL POLICY AREA 3 BOUNDARY
-  **3A** Special Policy Area 3A
-  **3B** Special Policy Area 3B
-  **3C** Special Policy Area 3C
-  **3D** Special Policy Area 3D
-  Parcels
-  Streets



PLANNING, DESIGN & DEVELOPMENT  
 Date: 2013/08/07 Drawn By: CJK  
 File: P26\_SP007\_HACE\_AND\_SPECIAL\_POLICY

**SCHEDULE D TO OFFICIAL PLAN  
 AMENDMENT OP2006# 099**

IN THE MATTER OF the *Planning Act, R.S.O. 1990*, as amended, sections 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 128-2014 being a by-law to adopt Official Plan Amendment OP2006-099 and By-law 129-2014 to amend Zoning By-law 270-2004 as amended, Revitalizing Downtown Brampton: Downtown Brampton Special Policy Area Comprehensive Flood Risk and Management Analysis (File P26 SP007)

DECLARATION


I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 128-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 7<sup>th</sup> day of May, 2014, to adopt Amendment Number OP2006-099 to the 2006 Official Plan.
3. By-law 129-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 7<sup>th</sup> day of May, 2014, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 128-2014 as required by section 17(23) of the *Planning Act* was given on the 22<sup>nd</sup> day of May, 2014, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
5. Written notice of By-law 129-2014 as required by section 34(18) of the *Planning Act* was given on the 22<sup>nd</sup> day of May, 2014, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-099 is deemed to have come into effect on the 12<sup>th</sup> day of June, 2014, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the  
City of Brampton in the  
Region of Peel this  
19<sup>th</sup> day of June, 2014

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Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2015.